

CAPITAL IMPROVEMENTS PROGRAM

Introduction

The Capital Improvements Program, or CIP, is a financing and construction/acquisition plan for projects that require significant capital investment. The CIP, which is updated annually and submitted to and adopted by City Council, specifies and describes the City's capital project schedules and priorities for the six years immediately following Council adoption.

For each capital project, the CIP includes a variety of information, including a project description and the service need it addresses, a proposed timetable, proposed funding levels and sources and, if applicable, estimated ongoing operating costs. For projects already underway, the description also notes the remaining portion of the project's budget.

Generally, capital improvements projects consist of purchasing, constructing or renovating structures and/or acquiring land that have a total cost of at least \$100,000 and an estimated useful life of at least ten years. Common CIP projects include new or improved sidewalks, roads, neighborhood renewal projects and new city facilities, such as recreation centers, fire stations and water treatment facilities.

Some major maintenance projects, such as street resurfacing or placing a new roof on a building, are generally not included in the CIP. Although these projects meet the cost and useful life criteria for a CIP project, they often do not result in a new structure or a structure materially altered in design or size. Instead, these projects are periodically necessary to keep particular structures or facilities operating properly.

CIP Preparation

Along with their annual operating budget requests, City departments submit capital projects for consideration and inclusion in the CIP. These requests are reviewed by staff from the City Manager's Office and the Budget & Evaluation Department.

A Preliminary CIP is presented to the City Council and the Planning Board as part of the annual budget review. A Final CIP is presented to the City Council in June and is adopted concurrently with the Annual Operating Budget.

Neighborhood organizations are invited to submit projects for consideration in the Capital Improvements Program. Submissions are forwarded to the appropriate City department(s) to determine if they are feasible and to see that they are not contrary to current City policies. The projects are then reviewed by an Interdepartmental Team consisting of representatives from several City departments as well as citizen representatives. The recommendations and comments returned by the review team are sent to the requesting organization and presented to the City Council and Planning Board during the annual budget review. Citizens are encouraged to attend the annual budget public hearing to discuss their requests directly and in detail with City Council and City staff.

Relationship to Annual Operating Budget

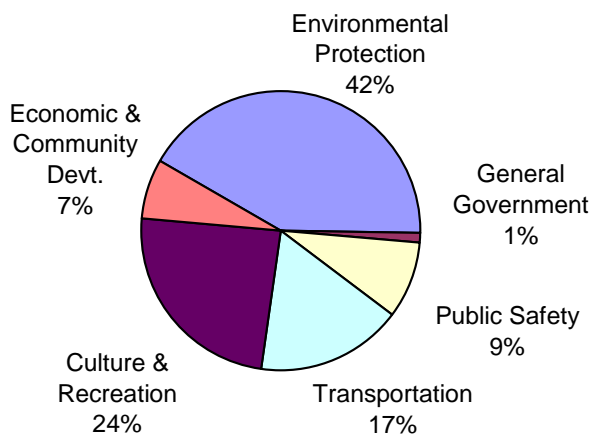
Some CIP projects are funded through annual operating funds, such as the General Fund (Capital Reserve Fund) and the Water Resources Fund. In these cases, the CIP and the Annual Operating Budget are directly linked as CIP projects become authorized through the

adoption of the Annual Operating Budget. Projects funded through debt financing (typically voter authorized bonds) also impact the operating budget through ongoing debt service expense. Finally, some completed CIP projects will directly impact the operating budget in that they will require ongoing expenses for staff and other operating costs. Fire stations and recreation facilities are good examples.

Expenditure Overview

The 2006-2012 Capital Improvements Program (CIP) totals **\$541,113,289**. This is a 20.3% increase when compared to the FY 2005-2011 CIP total of \$449,868,982.

Expenditures By Service Area



Highlights

In order to meet the continuing challenges of water quality and availability and safe refuse disposal, Environmental Protection remains a principal focus of the City's long-term capital planning. Total estimated expenses for Environmental Protection projects are \$227.6 million, or 42.1% of the total CIP, making it the largest of all service areas. Major projects include replacement and relocation of the Brightwood Lift Station; upgrades to the North Buffalo Sewer System; the continued rehabilitation of other sanitary sewer lines and water lines; upgrades to the T. Z. Osborne and North Buffalo Wastewater Treatment Plants; improvements to the Mitchell and Townsend

Treatment Plants; elevated water tank maintenance; and Randleman Reservoir Feeder Main construction. This Service area also includes funding for Stormwater projects to be funded through revenues generated from the City Stormwater Fee.

Culture and Recreation projects make up 23.8% of the CIP, making it the second largest of all the service areas. This service area includes projects for Parks and Recreation, Libraries, and War Memorial Coliseum, all three of which will have projects included in the 2006 Bond Referendum. Parks and Recreation projects proposed for the 2006 referendum include funds for Parks, Open Space, and Greenway Acquisition; Trails Expansion; Parks Development at Southwest Recreation Center, development of Brightwood Neighborhood Park, development of Lee Street Mini Park; a Skateboard Park; Caldwell Historic Center; and New Restroom Facilities at Greensboro Sportsplex. Libraries projects that may be included in the referendum are Benjamin Branch Library Expansion; construction of new Lake Jeanette and McGirt Horton Libraries; and renovations of both the building and exhibit space at the Historical Museum. Projects for the Coliseum include a Competition Pool as well as Renovations to War Memorial Auditorium. Finally, the referendum will likely include proposed funding for renovations at the War Memorial Baseball Stadium.

Funding for Public Safety projects accounts for 9.5% of the Adopted CIP. Including both requests for replacement of aging fire stations and requests for new stations in anticipation of service expansion, the Public Safety projects in this CIP total nearly \$51.3 million. Stations slated to appear in the 2006 Bond Referendum are as follows: Old Randleman Road Station, Painter/85/40 Station, Reedy Fork Area Station, South Elm / Eugene Station and Willow Road Station. The referendum will also include funding for future land purchases.

Transportation makes up nearly 17.1% of the total CIP with \$92.7 million in projects. Transportation projects programmed within this CIP include improvements to New Garden Road, Friendly Avenue, Merritt Drive, East Vandalia Road, Florida Street, and Lake Jeanette Road; Battleground Avenue



Intersection Improvements; Billy “Crash” Craddock Bridge Repairs; East Market Street Streetscape; and various sidewalk projects. Several of these projects are being funded through bonds approved by the voters in 2000. Repairs and upgrades to the Bellemeade, Church, and Davie Street Parking Decks are also included.

Funding Overview

The Capital Improvements Program relies on a variety of funding sources to accomplish its many efforts. These include general fund revenues; enterprise fund revenues; debt financing; state shared revenues; and grants from the state government, federal government, or private sources.

Highlights

The CIP includes \$174.5 million in unauthorized bonds. This represents project funding that is yet to be authorized and will form the basis for future bond referenda. In the FY 2006-2012 CIP, this figure includes approximately \$109.5 million in City projects that will appear on the 2006 Bond referendum and approximately \$64.9 million that may appear on a referendum at some point in the future.

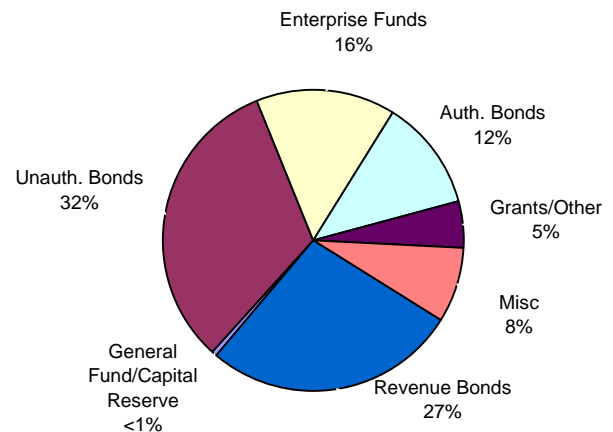
As noted in the Expenditure Highlights section, the City will undertake a variety of projects in the Environmental Protection Program Area

during the next six years. Most of these projects will initially be funded through Enterprise Funds and Revenue Bonds, with the resulting debt payments supported through revenues generated by these business type operations (Water and Sewer Services and Storm Water Services). Combined, Revenue Bonds and Enterprise Funds constitute the largest source of funds in the CIP at \$229.7 million or 42.4% of total funding.

As construction continues on projects approved as part of the 2000 bond referendum, funding from Authorized Bonds continues to decrease. This funding category, which makes up 12.4% of the Adopted CIP, dropped \$14.6 million from last year. Authorized bonds are used to fund projects in the areas of Public Safety, Transportation, Culture and Recreation, General Government, and Economic and Community Development.

Grant revenue also plays a role in funding capital projects in several program areas. This includes community contributions, support for Community Development efforts (HOME, CDBG) and Transit projects. The revenue category makes up 4.7% of the CIP.

Funding Sources



FUNDING LEVELS AND SOURCES FOR MAJOR CAPITAL IMPROVEMENTS PROJECTS

Following is a list of the more significant authorized Capital Improvements Projects that will be active during FY 06-07 and/or FY 07-08. This list does not include projects planned for future bond referendums. Funding and expense details for these and other projects are provided in the FY 2006-2012 Capital Improvements Program, which is available in the Office of the City Clerk (Melvin Municipal Office Building - 300 West Washington Street - Greensboro, North Carolina 27402-3136).

PROJECT TITLE/DESCRIPTION	BALANCE OF PROJECT FUNDING	PRIMARY FUNDING SOURCE
<u>Transportation</u>		
Battleground Avenue – Intersection Improvements	2,850,000	Authorized Bonds
Billy “Crash” Craddock Bridge Replacement	2,800,000	State Revenue
Cone Boulevard/Nealtown Road Extensions	10,000,000	State Revenue
Creek Ridge Road	5,445,000	Authorized Bonds
East Market Street – Streetscape and Traffic Management	4,250,000	Authorized Bonds
East Vandalia Road	2,806,000	Authorized Bonds
Friendly Avenue	5,312,165	Authorized Bonds
Lake Jeanette Road	4,421,000	Authorized Bonds
Merritt Drive	4,413,545	Authorized Bonds
New Garden Road Phase II	2,433,500	State Revenue
Signal System & Intelligent Traffic System	3,565,000	Authorized Bonds
<u>Economic and Community Development</u>		
Affordable Housing	4,572,000	Grants
East Market Street Corridor Development	1,273,000	Authorized Bonds
Housing Rehabilitation	5,771,750	Grants
Willow Oaks	2,793,000	Grants
<u>Environmental Protection</u>		
Automated Meter Reading	13,999,999	Enterprise Funds
Elevated Water Tank Maintenance	3,100,000	Enterprise Funds
Lake Townsend Dam Repairs	16,000,000	Revenue Bonds
Sanitary Sewer Rehabilitation	22,250,000	Enterprise Funds
Waterline Replacement / Rehabilitation Program	10,250,000	Enterprise Funds
North Buffalo Trunkline Phase I	19,828,126	Revenue Bonds
Randleman Reservoir Feeder Main Construction	10,275,000	Revenue Bonds
Mitchell & Townsend WTP Chloramine Conversion	3,637,000	Revenue Bonds
Water System Expansions	5,000,000	Enterprise Funds
<u>Culture and Recreation</u>		
Barber Park Community Center	2,390,720	Authorized Bonds
Gateway Garden at Lee Street and Florida Street	2,637,445	Grants and Bonds
Keeley Park Development	6,790,200	Authorized Bonds
Southwest Recreation Center	4,032,160	Authorized Bonds
Parks ADA Compliance for Restroom Facilities	1,202,500	Authorized Bonds
Trail Park Connectors	1,800,000	Authorized Bonds



MAJOR CAPITAL IMPROVEMENTS PROJECTS – OPERATING BUDGET IMPACT

Several of the CIP projects active in FY 06-07 and FY 07-08 will have an increasing effect on the annual operating budget. Some of those projects are listed below along with the projected operating budget impacts.

Project #1

Project Title	Barber Park Community Center
Estimated Completion Date	FY 06-07
Projected Impact on FY 06- 07 Operating Budget	\$0
Projected Impact on FY 07- 08 Operating Budget	\$165,730

Project #2

Project Title	Friendly Avenue
Estimated Completion Date	FY 06-07
Projected Impact on FY 06- 07 Operating Budget	\$0
Projected Impact on FY 07- 08 Operating Budget	\$10,387

Project #3

Project Title	Painter/85/40 Fire Station
Estimated Completion Date	FY 07-08
Projected Impact on FY 06- 07 Operating Budget	\$0
Projected Impact on FY 07- 08 Operating Budget	\$1,723,310

Project #4

Project Title	Willow Road Fire Station
Estimated Completion Date	FY 07-08
Projected Impact on FY 06- 07 Operating Budget	\$811,790
Projected Impact on FY 07- 08 Operating Budget	\$1,066,830

Capital Improvements Program

**CITY OF GREENSBORO
CAPITAL IMPROVEMENTS PROGRAM SUMMARY
FY 2006-2012**

EXPENDITURES	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	TOTAL
Public Safety	4,585,820	9,495,343	6,452,498	3,466,345	14,682,649	12,594,868	51,277,523
Transportation	23,912,345	26,269,550	24,696,315	12,781,000	950,000	4,075,000	92,684,210
Economic & Community Devt	12,191,245	9,891,000	8,100,500	1,869,000	1,715,000	1,665,000	35,431,745
Environmental Protection	52,651,252	44,012,846	50,197,312	17,907,000	21,175,000	41,698,000	227,641,410
Culture & Recreation	12,702,965	65,381,016	8,454,036	3,570,100	16,976,940	21,793,344	128,878,401
General Govt	1,300,000	1,300,000	1,300,000	1,300,000	0	0	5,200,000
TOTAL	107,343,627	156,349,755	99,200,661	40,893,445	55,499,589	81,826,212	541,113,289

CAPITAL PROJECT STATUS REPORT - MARCH 31, 2006

Funding Sources	FY 06-07	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	TOTAL
General Fund	0	150,000	400,000	200,000	200,000	200,000	1,150,000
Enterprise Funds	19,061,367	15,603,666	16,166,666	11,145,000	11,175,000	11,175,000	84,326,699
Street and Sidewalk Funds	1,422,500	1,622,500	300,000	0	0	0	3,345,000
Powell Bill/ State Funds	9,011,835	7,941,665	15,115,000	6,800,000	500,000	500,000	39,868,500
Authorized Bonds	18,644,405	22,650,280	14,288,955	9,151,100	450,000	1,975,000	67,159,740
Unauthorized Bonds	15,982,395	73,281,464	15,496,894	4,766,345	30,359,589	34,588,212	174,474,899
Revenue Bonds	33,889,885	29,209,180	34,480,646	6,962,000	10,100,000	30,723,000	145,364,711
Grants/Other	9,331,240	5,891,000	2,952,500	1,869,000	2,715,000	2,665,000	25,424,740
TOTAL	107,343,627	156,349,755	99,200,661	40,893,445	55,499,589	81,826,212	541,113,289

Capital Improvements Program

The following information is provided by the City's Finance Department and provides a status for various capital projects that have active appropriations.

	<u>APPROPRIATIONS (AS AMENDED)</u>	<u>TOTALS</u>	<u>UNCOLLECTED/ UNENCUMBERED BALANCE</u>
Street & Sidewalk Capital Project (401):			
Receipts	\$ 12,596,103	\$ 11,612,753	\$ 983,350
Disbursements/Obligations	12,596,103	11,787,917	808,186
State Highway Capital Project (402)			
Receipts	43,018,529	36,056,572	6,961,957
Disbursements/Obligations	43,018,529	38,889,970	4,128,559
General Capital Improvements (410)			
Receipts	10,642,522	11,798,136	(1,155,614)
Disbursements/Obligations	10,642,522	9,430,542	1,211,980
Public Improvement Bond Fund Series 90,92,94 (431)			
Receipts	93,094,849	93,411,656	(316,807)
Disbursements/Obligations	93,094,849	92,958,853	135,996
Redevelopment Bond Fund Series 94 (434)			
Receipts	7,864,536	8,129,192	(264,656)
Disbursements/Obligations	7,864,536	7,863,810	726
Public Improvement Bond Series 98A (436) Various			
Receipts	29,286,000	29,311,690	(25,690)
Disbursements/Obligations	29,286,000	28,466,819	819,181
Public Improvement Bond Series 98B (437) Housing			
Receipts	3,700,000	3,700,023	(23)
Disbursements/Obligations	3,700,000	3,699,994	6
Housing & Redevelopment Bond Series 98 (438) Housing			
Receipts	6,300,000	6,436,540	(136,540)
Disbursements/Obligations	6,300,000	6,292,827	7,173
Public Improvement Bond Series 01 (441) Streets			
Receipts	72,150,000	31,549,761	40,600,239
Disbursements/Obligations	72,150,000	31,826,190	40,323,810
Public Improvement Bond Series 01 (442) Public Transp.			
Receipts	2,000,000	1,011,785	988,215
Disbursements/Obligations	2,000,000	592,480	1,407,520
Public Improvement Bond Series 01 (443) P&R			
Receipts	34,650,000	28,248,909	6,401,091
Disbursements/Obligations	34,650,000	18,106,065	16,543,935
Public Improvement Bond Series 01 (444) Natural Science			
Receipts	3,500,000	3,572,133	(72,133)
Disbursements/Obligations	3,500,000	464,953	3,035,047
Public Improvement Bond Series 01 (445) Fire Station			
Receipts	9,671,731	9,756,953	(85,222)
Disbursements/Obligations	9,671,731	9,173,645	498,086
Public Improvement Bond Series 01 (446) Law Enforcement			
Receipts	7,080,000	7,091,956	(11,956)
Disbursements/Obligations	7,080,000	6,781,708	298,292

CAPITAL PROJECT STATUS REPORT - MARCH 31, 2006

Capital Improvements Program

(Continued)

	APPROPRIATIONS (AS AMENDED)	TOTALS	UNCOLLECTED/ UNENCUMBERED BALANCE
Public Improvement Bond Series 01 (447) Library			
Receipts	5,856,008	5,858,635	(2,627)
Disbursements/Obligations	5,856,008	5,856,008	
Public Improvement Bond Series 01 (448) Redevelopment			
Receipts	2,800,000	1,516,562	1,283,438
Disbursements/Obligations	2,800,000	383,089	2,416,911
Water Resources Capital Improvements Fund (503)			
Receipts	91,137,809	89,707,814	1,429,995
Disbursements/Obligations	91,137,809	80,726,486	10,411,323
County Construction Projects (504)			
Receipts	4,109,491	2,082,510	2,026,981
Disbursements/Obligations	4,109,491	3,609,499	499,992
Stormwater Capital Improvements (506)			
Receipts	9,441,225	7,745,700	1,695,525
Disbursements/Obligations	9,441,225	5,819,554	3,621,671
Water Resources Bond Series 2003 (510)			
Receipts	48,000,000	47,256,199	743,801
Disbursements/Obligations	48,000,000	47,783,763	216,237
Water Resources Bond Series 2004 (511)			
Receipts	53,000,000	43,400,558	9,599,442
Disbursements/Obligations	53,000,000	38,850,392	14,149,608
Solid Waste Capital Improvement (554)			
Receipts	3,418,825	3,447,294	(28,469)
Disbursements/Obligations	3,418,825	1,554,634	1,864,191
Solid Waste Transfer Station Bond Fund (555)			
Receipts	8,625,000	8,689,299	(64,299)
Disbursements/Obligations	8,625,000	7,536,990	1,088,010

